

20505

27 October 1964

Mr. A. W. Innamorati
Regional Director
Public Buildings Service, Region 3
General Services Administration
Washington, D. C. 20407

Dear Mr. Innamorati:

This is to further discuss the consolidation of certain of our activities in the Rosslyn area as referred to in your letter to Mr. Warfield dated October 13, 1964.

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The acquisition of [] square feet of space in the Key Building, Rosslyn, Virginia, is a step in the right direction and establishes a focal point around which to locate our other activities now in the Potomac Park area in Alcott Hall, R&B Building and Quarters Eye.

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You will no doubt recall that Messrs. Garrison, [] and I met with Mr. Daly on 21 May 1964 at which time it was indicated that a total of approximately [] sq. ft. of space would be required to replace [] and the three buildings referred to above. The move of our activity from [] is one of the permanent type buildings in the 2439 E Street area as part of the overall move to the Key Building deletes the requirement of [] sq. ft. of space for [] which was part of the [] sq. ft. discussed with Mr. Daly. Accordingly, our immediate requirement in the vicinity of the Key Building is as follows:

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Replacement for Alcott Hall
" " R&B Building
" " Quarters Eye

Total
sq.

[]

It would be most desirable for us to have exclusive use of one building that could provide the necessary space. A recent survey of the area disclosed several buildings which should be ready for occupancy early in 1965. Several others should be available later in

the year. None of them appear to be large enough to accommodate us in one building but you may have or can obtain more accurate details than we have. Location in one building is not a "must" but it certainly is a desirable objective.

Comments in the public press continue to emphasize construction of a tunnel to carry the inner loop freeway under the Lincoln Memorial plaza. A most recent comment indicates construction of a second tunnel under the Tidal Basin. These projects are intended to help preserve the park-like areas around the Reflecting Pool and the Tidal Basin and it is obvious that our three buildings near the Tidal Basin cannot be expected to survive too much longer.

In my judgment it is not too early to actively pursue our objective of additional space in the Rosslyn area and conclude an understanding on funding the costs of the new space and the move from the Potomac Park area.

Apparently the Bureau of the Budget policy requires the using agency to fund the rent for the balance of the fiscal year in which the space is acquired plus the rent for the full fiscal year immediately following the year of acquisition. However, the costs of the move, excluding the rent, appear to be a responsibility of the Public Buildings Service as part of its function of providing space for Government agencies. This appears logical and equitable because the need for the moves have not been developed by this Agency except by the unfortunate circumstance of our location in temporary buildings that will soon be demolished for the benefit of others.

I will be glad to hear from you on this situation at your convenience. I am most anxious that we take all appropriate action to arrive at a mutually satisfactory agreement early enough so that we do not find ourselves working against a deadline that could seriously circumscribe our freedom of choice of new space in the Rosslyn area.

Thank you for your help and cooperation.

Distribution:

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1 - OL/LSD

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Sincerely,

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GENERAL SERVICES ADMINISTRATION



Region 3
Washington, D.C. 20407

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IN REPLY REFER TO:

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[Redacted]
Chief, Real Estate and
Construction Division
Central Intelligence Agency
Washington, D.C. 20505

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[Redacted]
This has reference to your letter of October 27, 1964, concerning
the desire of your agency to be consolidated in space in the
Rosslyn area.

As indicated in my letter of October 13, 1964, our long range
objective, all pertinent factors considered, is to accomplish the
consolidation which you desire. In this connection, our current
planning does not contemplate that it will be necessary to demolish
Alcott Hall, R and S Building and Quarters Eye until the latter part
of calendar year 1965. For this reason, we do not plan to solicit
offers for space in Rosslyn before August 1965.

Our plans can be changed; however, and we are quite willing to
advance the date for the demolition of these temporary buildings
to sometime early next year provided your agency is prepared to
fund the rent for the balance of Fiscal Year 1965 and for Fiscal
Year 1966.

If you are agreeable to funding the proposed space acquisition in
accordance with the proviso set forth above, I will be pleased to
meet with you at an early date to conclude an understanding on
funding costs of the new space and the move from the Potomac

*John W. Lewis
H. G. Deacon*

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Park Area. At that time we can conclude also an understanding as to the timing of our entry into the Rosslyn space market so as to achieve the maximum benefits of competition and favorable supply and demand factors.

Sincerely yours,

A. W. Innamorati
Regional Director
Public Buildings Service